

V. IMPLEMENTATION MEASURES

This chapter sets forth the planning procedures and administrative requirements for implementing the Rancho La Sierra Specific Plan.

PHASING

Because the Plan area is divided into several different ownerships, there may be different objectives for each ownership group that will affect the timing and location of development applications. No geographic phasing plan is, therefore, included in this Plan. However, since the permitted residential density is based upon consideration of the golf course as an important open space and recreational amenity, it is appropriate that residential development within the RA-zoned portion of the site be linked with the provision of open space, including the golf course. As such, the number of homes permitted in any particular phase of development shall be based upon a ratio of one residential unit per 5 acres of land developed either with golf or residential uses, or designated as open space.

For example, if the proposed first phase involves a 200 acre golf course, 40 acres for residential development and 20 acres of designated open space, the number of permitted units would be as follows: $260/5 = 52$ units maximum permitted.

This formula provides a general phasing guideline; the actual permitted number of units and allowable density are governed by the regulations specified in Chapters II and III of this Plan.

In the Hillside Residential (Residential Conservation-zoned) portion of the site, residential development may proceed independently of the golf course or other development within the RA-5 zoned portion of the Plan area, provided that access to the site from Arlington Avenue is consistent with the circulation component of this Plan. No alternate access to the site from Arlington Avenue will be permitted.

MASTER SUBDIVISION PROCESS

A master subdivision map shall be filed for each phase of the project. The master subdivision map serves as a detailed blueprint for the subsequent development of Rancho La Sierra, precisely defining the development parameters, infrastructure requirements, public improvements, and related financing issues. Master subdivision maps shall be approved prior to or concurrent with site-specific residential subdivision applications, with the exception of the Hillside Residential properties. For these properties, a master subdivision map is not required. The golf course conditional use permit may be processed concurrently with a master subdivision map. The maps shall be prepared in accordance with all applicable provisions of the State Subdivision Map Act and the City of Riverside Subdivision Ordinance.

The master subdivision map(s) shall specifically define:

- ! Boundaries of and conceptual lot patterns for residential clusters.
- ! Boundaries of the park, school and equestrian center sites.
- ! Golf course boundaries.
- ! Boundaries of open space units.
- ! Boundaries of agricultural use areas.
- ! Specific trail alignments.

The master subdivision map shall further include:

- ! a preliminary grading plan, including preliminary building pad locations.
- ! a geotechnical report evaluating the adequacy of the grading concept with respect to geological and soils constraints.
- ! programs for constructing, funding and maintaining all infrastructure, community facilities, and open space units.
- ! acquisition and construction schedule for the equestrian center.
- ! traffic and circulation improvements, (on- and off-site, if needed) as identified in a traffic impact analysis prepared to analyze impacts from the full buildout of the phase in question.
- ! proposed community identity signs and major entry treatments, such as the Arlington Avenue and Tyler Street entrances.
- ! stipulation that the developer(s) shall advise all future buyers of the status/availability of all planned community facilities within the project.

In reviewing master subdivision map applications, the City shall evaluate all components contained therein for consistency with the objectives, performance standards, requirements and design criteria set forth in this Specific Plan.

USE OF COUNTY LANDS

The Plan proposes the use of approximately 41.7 acres of land owned by Riverside County within the City of Riverside for golf course uses. While the County has preliminarily entered into an agreement with the property owners authorizing the use of these properties in a golf course development, formal County approval shall be required in conjunction with the approval of the golf course conditional use permit.

AIRPORT COMPREHENSIVE LAND USE PLAN

The property lies within the Riverside Municipal Airport sphere of influence. As discussed previously, the Rancho La Sierra Specific Plan is consistent with the draft Riverside Municipal Airport Comprehensive Land Use Plan (CLUP) which has not yet been adopted. In cases where a CLUP has not yet been adopted, State Government Code Section 21675.1 requires that "a city... submit all actions, regulations and permits" to the Airport Land Use Commission (ALUC) for review. As part of the processing of this Plan, ALUC review will be undertaken.

SCHOOL/ZONING CONSIDERATIONS

The planned school site within the Rancho La Sierra Specific Plan is zoned Residential Agricultural (RA-5). The City of Riverside Zoning Code does not permit schools in the RA-5 zone. Development of a school at this location may, however, be permitted under Section 53094 of the California Government Code, which provides that "...the governing board of a school district, by a vote of two-thirds of its members, may render a city... zoning ordinance inapplicable to a proposed use of property by such school district except when the proposed use of the property by such school district is for non-classroom facilities,... The board shall, within 10 days, notify the city... concerned of such action."

SUBSEQUENT APPROVALS REQUIRED

Site-specific land use or development proposals including, but not limited to, subdivision maps and conditional use permits, shall be processed concurrently with or after approval of the master subdivision maps for each phase. Processing of such applications shall be consistent with the applicable provisions of the City of Riverside Municipal Code, including the Zoning Code and Subdivision Ordinance.

OFFSITE CONSIDERATIONS

Several elements of the overall vision of the Rancho La Sierra Specific Plan involve land beyond the scope of this Plan and the authority of the City of Riverside. These are identified below.

Potential Plan Expansion

The property owners contemplate expanding the scope of their development to include approximately 132 acres (including both county and privately owned lands) within the unincorporated County, outside of the City limits. The formal incorporation of these properties into the Rancho La Sierra Specific Plan will require their inclusion in the City of Riverside, and the amendment of this Plan. However, as proposed within this document, the Rancho La Sierra Specific Plan represents a viable and complete plan based on the existing boundaries, and approval and implementation of this Plan is independent of any possible actions contemplated on properties outside the current Plan boundaries.

Wildlife Corridor

The wildlife corridor area along the western edge of the site is intended to provide an open space linkage to facilitate wildlife movement between the Santa Ana River to the north and the Norco Hills to the south. Land within the Norco Hills that lies within the southerly extension of the wildlife corridor is privately owned. In addition, land north of the Plan area would extend the corridor to the Santa Ana River. Land use restrictions and design considerations to provide a wildlife corridor in these areas will require cooperation by the landowners as well as Riverside County.

Santa Ana River Trail

Much of the Santa Ana River Trail segment in the project vicinity is planned to be placed within County-owned land, beyond the northerly Plan boundary. The establishment of trail alignments, design standards, trail construction and maintenance are the responsibility of Riverside County.

ENVIRONMENTAL MITIGATION MEASURES

As part of the final environmental impact report (FEIR) that was prepared for evaluation of alternative concept plans, a number of measures were identified to mitigate the potentially significant or adverse environmental impacts that would result from implementation of those concepts. In conjunction with the City Council's selection of the Championship Golf Course Plan concept as the basis for this Specific Plan, a list of mitigation measures applying to the concept plan were adopted. To ensure that these measures have been incorporated into this Plan or will be addressed in its future implementation, an administrative program has been prepared to identify monitoring and implementation responsibilities, including timing. This program is provided in Table 3.

Some of the measures identified in the FEIR have been paraphrased and/or combined with other similar measures, to more succinctly define the required actions and responsible entities. Many of the mitigation measures listed in Table 3 will be implemented during future design and construction activities, and are identified as such. In many instances, this Plan either incorporates the measure directly, or provides a performance standard or design criteria to be met by developers and subdividers that would satisfy the requirement. These measures are identified by **(SP)**, with a reference to the section of the Specific Plan where the measure can be found.

Table 3
Summary of Mitigation Measures and Implementation Responsibilities

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
WATER SERVICE		
1a. Include requirements for landscaping and irrigation consistent with the City's adopted Water Efficient Landscaping and Irrigation Ordinance for all commonly-owned or publicly maintained landscape areas. (SP-CHAPTER III)	Monitoring: Parks and Recreation Dept. design of parks/review of street improvement plans	Approved street improvement plans
1b. Specify the use of water conserving plumbing fixtures as required pursuant to the California Health and Safety Code. (SP-CHAPTER III)	Monitoring: Building Division review of building plans	Building permits/inspections
2. The provision of water service to the site including fees, charges and required improvements shall be consistent with the adopted City Water Rules. (Address in subsequent reviews)	Monitoring: Public Utilities Dept. review of discretionary permits (conditional use permits, subdivision maps)	Discretionary permit conditions of approval
3. The water system component of the infrastructure element shall be based upon a detailed engineering analysis and subject of review and approval by the City's Public Utilities Department. (Address in subsequent reviews)	Monitoring: Public Utilities Dept. review of discretionary permits	Discretionary permit conditions of approval
4. Include an analysis evaluating the feasibility of utilizing water sources other than the City's domestic supply for golf course irrigation, and strongly discourage use of the City's domestic water supply for golf course irrigation. Alternative sources such as reclaimed water or on-site wells shall be encouraged. (Address in subsequent reviews)	Monitoring: Planning/Public Utilities Dept. review of golf course CUP application	Golf course CUP conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
5. Alternatives to the City's domestic water supply, such as reclaimed water from the City's Water Quality Control Plant, 'greywater' from on-site wastewater, or on-site or nearby wells, shall be evaluated for meeting other large scale irrigation requirements, including any public landscaped areas that require regular irrigation. If the City determines that such alternative sources are not available or are not cost effective, low water demand plant species shall be selected for recreation and open space areas to minimize total water demand for irrigation purposes. (Address in subsequent reviews)	Monitoring: Planning/Public Utilities Dept. review of discretionary permits	Conditional Use Permit/Subdivisions conditions of approval, if applicable
SCHOOLS		
6. Require the payment of fees consistent with the requirements of State law prior to issuance of building permits. (Address in subsequent reviews)	Monitoring: Plan check of building plans	Building permit issuance
7. Prior to adoption of the Specific Plan, the developer shall make a good faith effort to reach an agreement with the Alvord Unified School District to provide needed school facilities on a timely basis. (SP-CHAPTER III)	Monitoring: Planning Dept. to monitor progress/review agreement	Final agreement
PARKS, RECREATION AND TRAILS		
8. Incorporate golf course and trail designs with alignments that avoid direct exposure of trail users to potentially errant golf balls, and shall incorporate protective barriers around all trails that are so exposed, that are composed of a material that appears more open than solid, to maintain the open space character of the trail. Trail alignments and design shall be subject to review and approval of the Planning and Parks and Recreation Departments. (SP-CHAPTER III)	Monitoring: Planning/ Parks and Recreation Depts. review of golf course CUP	Building permit issuance/occupancy of golf course
9. All public trails shall be constructed at the developer's expense. Make provision for the maintenance of all trails. (SP-CHAPTER IV)	Monitoring: Planning/Parks and Recreation Depts review of discretionary permits. Review shall ensure trail development is consistent with off-site trails	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
10. Any proposed trails following the site's natural drainages shall require consultation with the California Department of Fish and Game and the United States Army, Corps of Engineers. First priority will be given to placing trails alongside, rather than within the drainages, to avoid loss of vegetation and direct disturbance of wildlife habitat. If this cannot be accomplished, geological investigations of the largest, deepest drainage course shall be performed to determine the (in)stability of the streambanks and to evaluate the risks/costs associated with widening and stabilizing the stream bottom to trail specifications. If alterations of these streambeds cannot be avoided, permits shall be obtained, pursuant to Section 1603 of the State Fish and Game Code, and Section 404 of the Clean Water Act. (SP-CHAPTER III)	Monitoring: Planning/Parks and Recreation Depts review of discretionary permits	Discretionary permit conditions of approval
11. Incorporate those portions of the proposed 400-foot river buffer zone that would extend onto the project site. Design of these portions of the buffer zone will conform to standard buffer zone specifications to be established in consultation with the County of Riverside Parks Department and the City of Riverside, and shall include provisions for easement/dedication and improvement of the Santa Ana River Trail, along the alignment established by the County of Riverside, Regional Park and Open Space District. (SP-CHAPTER III)	Monitoring: Planning Dept review of golf course CUP	Approved golf course CUP/conditions of approval
12. Prior to adoption of the Specific Plan, the use of the County-owned parcel within the site shall be approved by the Riverside County Park and Open Space District and Board of Supervisors. (SP-CHAPTER V)	Monitoring: Planning Dept to review proof of agreement	CUP application
13. The developer shall pay regional/reserve park fees in accordance with the adopted City fee schedule, or dedicate land in lieu of fees, at the discretion of the City. (Address in subsequent reviews)	Monitoring: Planning/ Parks and Recreation Depts to determine requirements in review of subsequent discretionary permits	Prior to recordation of residential subdivision maps
14. The developer shall pay local park fees in accordance with the adopted City fee schedule, or dedicate land in lieu of fees, at the discretion of the City. (Address in subsequent reviews)	See Condition #13 above	See Condition #13 above

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
15. Include a vehicular access from the project site to the Santa Ana River Regional Park, leading to a vehicular staging area within the park. The location of this access point will be determined in consultation with the County of Riverside Parks and Open Space District, subject to approval by the Board of Supervisors.(SP-Land Use Plan)	Monitoring: Planning Dept. review of circulation plan submitted with golf course CUP	Approved CUP/conditions of approval
SANITARY SEWER SERVICE		
16. Development and installation of the sewage system component of the Specific Plan will be based upon a complete engineering analysis of the project's sewage generation, costs/benefits of various connection alternatives to existing collection system facilities and impacts on existing collection facilities. The developer shall also be responsible for the payment of sewer hookup fees in accordance with the City's adopted fee schedule. (Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits	Discretionary permit conditions of approval
17. All lots less than 1 acre in size shall be connected to the City's sewer system. Include an analysis to determine whether lots larger than 1 acre in size shall utilize septic systems or connect to the City sewer system.(SP-CHAPTER III)	Monitoring: Public Works Dept. review of subdivisions	Subdivision conditions of approval
SOLID WASTE		
18. All approved uses shall comply with all provisions of the City of Riverside's Solid Waste Management Plan (AB 939).(SP-CHAPTER IV)	Monitoring: Public Works Dept.	Ongoing City implementation of AB 939
19. Trash compactors within each residential unit are encouraged.(SP-CHAPTER III)	Voluntary	Construction
20. Compost bins are encouraged at each residence.(SP-CHAPTER III)	Voluntary/ Opportunities provided through the City's AB 939 program	Post-occupancy of homes
21. Conveniently located recycling centers are encouraged throughout the project site, with adequate access for haulers.(SP-CHAPTER III)	Voluntary	Post-occupancy of homes

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
22. Use of building products made of recycled materials is encouraged. (SP-CHAPTER III A list of potential materials is provided in the Concept Plan EIR)	Voluntary	Construction plans
23. Divert green waste generated by the golf course in a manner acceptable to the City Public Works Department. (SP- Chapter III)	Monitoring: Planning/Public Works Depts review of golf course CUP	Golf course CUP conditions of approval
FIRE PROTECTION		
24. Install automated sprinkler systems inside all structures as required under the City's adopted fire sprinkler ordinance. (Address in subsequent reviews)	Monitoring: Building Division plan check	Building permit issuance/inspection
25. Include a 25-foot fire break within the river buffer zone. (Chapter III)	Monitoring: Planning and Fire Depts. review of golf course CUP	Golf course CUP design/conditions of approval
POLICE PROTECTION		
26. Builders are encouraged to provide private, on-site security during construction.	Voluntary	Construction
TRAFFIC AND CIRCULATION		
27. Dedicate right of way along site frontage for half-street improvements of Arlington Avenue to its ultimate width, in accordance with Public Works Department specifications. (Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits that include Arlington Avenue frontage	Discretionary permit conditions of approval
28. Prepare traffic impact analyses(TIA's), pursuant to the Congestion Management Plan Guidelines. (Address in subsequent reviews)	Monitoring: Public Works Dept. to review TIAs during discretionary permit review	Discretionary permit conditions of approval
29. Provide traffic and circulation improvements identified in TIA's. (Address in subsequent reviews)	Monitoring: Public Works Dept. to review TIA's and street improvement plans.	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
30. Construct necessary intersection improvements at the intersection(s) of any public streets with Arlington Avenue as required by the City Public Works Department.(Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits that include Arlington Avenue frontage	Prior to occupancy
31. A Landscape Maintenance Assessment District shall be established for the maintenance of any medians and/or enhanced landscaping proposed for all public streets within the project.(SP-CHAPTER IV)	Monitoring: Planning/Public Works Depts. review of discretionary permits	Discretionary permit conditions of approval
32. Define the limits of the private street system. All private streets shall be consistent with City standards for private streets.(SP-CHAPTER IV)	Monitoring: Public Works Dept. review of street improvement plans	Discretionary permit conditions of approval/approved improvement plans
AIR QUALITY		
33. Require that a regular watering program be implemented during grading operations to reduce fugitive dust. Graded portions of the project site shall be watered once during the work day and at the end of the work day to create a "crust" surface.(Address in subsequent reviews)	Monitoring: Public Works and Planning Depts.	Grading permits
34. Require that all clearing, grading, earth moving, or excavation operations be ceased during periods of high winds (i.e., Santa Ana winds 30 mph or greater for a duration of one hour). The developer shall maintain contact with the SCAQMD meteorologist for current information about wind speeds.(Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
35. Require that site access roads be covered with gravel or other acceptable materials for dust suppression during all construction periods.(Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
36. In graded areas to be left undeveloped longer than 30 days, either hydroseed or chemical stabilizers shall be applied to completed graded areas.(Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
37. On-site vehicular traffic speed shall be limited to no more than 15 mph during construction. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
38. All earthen material transported on- or off-site be securely covered to prevent excessive amounts of dust. Haul routes shall be approved by the Planning Department. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
39. Developer(s) shall periodically sweep public streets in the vicinity of the site to remove silt (i.e., fine earth material transported from the site by wind, vehicular activities, water runoff, etc.) which may have accumulated from construction activities. (Address in subsequent reviews)	Monitoring: Public Works Dept.	Grading permits
40. Maintain construction equipment in good condition and in proper specifications. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
41. Use low sulfur fuel for construction equipment. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
42. Keep all grading and construction equipment on or near the active construction zone(s), until that (those) phase(s) of development are completed. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
43. Install truck wheel washers to wash of heavy-duty construction vehicles before they leave the construction sites. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
44. Shut down construction equipment after idling for more than three minutes. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
45. Discontinue grading during second stage smog alerts. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
46. All SCAQMD and Air Resources Board (ARB) requirements for dust control shall be followed to ensure the proper and appropriate level of mitigation is applied at all times. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
47. Architectural coatings shall comply with Rule 1113 of the <u>SCAQMD Rules and Regulations</u> . (SP-Chapter III)	Monitoring: Planning Dept.	Construction
48. Use of solar energy-powered space and water heating units are encouraged at the golf clubhouse. (SP-CHAPTER III)	Voluntary	Design and construction of golf clubhouse
49. Orientation of residential structures and pool areas should consider optimizing solar access for solar-powered space and water heating systems. (SP-CHAPTER III)	Voluntary	Design of residential subdivisions and individual homesites
50. Consider the use of light-colored roofing materials and concrete as opposed to dark roofing materials and asphalt parking areas. (SP-CHAPTER III)	Voluntary	Design of golf clubhouse and parking lot and design of homes
51. Consider the use of building materials that produce fewer emissions during their stages of manufacture or use, such as bricks, stone, and water-based paints. (SP-CHAPTER III)	Voluntary	Design of homes and golf clubhouse
52. Consider the incorporation of extensive landscaping to shade buildings and parking areas to reduce the demand for mechanical air conditioning. (SP-CHAPTER III)	Voluntary	Design of homes and golf course clubhouse
53. The developer(s) shall provide bus shelters, bus stops, and/or bus pockets on portions of the site with the potential for public transit routes. Also, the applicant shall work with the City of Riverside to evaluate the feasibility of providing additional bus service to the project site and surrounding area, particularly the possible connection of the site to the future Metrolink station planned in La Sierra. (Address in subsequent reviews)	Monitoring: Planning Dept. review of discretionary permits in consultation with RTA	Discretionary permit conditions of approval
54. Comply with the City's Transportation Demand Management (TDM) ordinance, if applicable. (Address in subsequent reviews)	Monitoring: Planning Department to determine if TDM requirements apply	Prior to building permit issuance

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
55. Facilitate the provision of bike lanes, bike paths and walking paths, to facilitate non-vehicular modes of transportation. (SP-CHAPTER IV)	Monitoring: Planning Dept. review of discretionary permits	Discretionary permit conditions of approval
NOISE		
56. Construction activities shall be limited to weekdays, between 7:00 AM and 6:00 PM. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
57. Construction-related heavy trucks shall not travel through surrounding residential areas. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading/Building permits
58. Provide staging areas on the project site to minimize the off-site transportation of heavy construction equipment. Locate staging areas to maximize the distance between construction activities and residential areas. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading/Building permits
59. Equip construction equipment with modern noise muffling devices. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
60. The project shall comply with requirements of the State of California Office of Noise Control regulations regarding exterior to interior noise reduction, such that no habitable portion of the development would be exposed to noise levels greater than 45 dB(A) CNEL. (Address in subsequent reviews)	Monitoring: Building Division plan check	Building permits
61. No individual residences shall face or gain direct access from Arlington Avenue and Tyler Street. (SP-CHAPTER III)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval
62. Homes shall be located at least 44 feet from the nearest lane centerline of Tyler Street and at least 90 feet from the nearest lane centerline of Arlington Avenue and noise attenuation measures shall be incorporated to ensure that no homes near these streets are exposed to exterior noise levels of 60 dB(A) or more. (SP-CHAPTER III)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
63. Avigation easements shall be recorded for properties in the eastern portion of the site that are affected by aircraft overflights related to the Riverside Municipal Airport. (Address in subsequent reviews)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval
BIOTA		
64. Develop guidelines for publicly maintained landscaping and natural open space areas that address natural habitat values, fire susceptibility, aesthetics and minimum irrigation requirements. (SP-CHAPTER III)	Monitoring: Planning Dept. to review open space management plans	Subdivision conditions of approval
65. Shield natural open space north of the site from introduced light sources, for example, with native plant screens, berms and fencing, where appropriate. Any lighting placed near the northern site boundary shall be fully hooded and shielded, to prevent light spillage into the Hidden Valley Wildlife Area. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP design/conditions of approval
66. Implement City of Riverside policies regarding stream buffer requirements and hillside grading. (SP-CHAPTER III)	Monitoring: Planning Dept. review of grading plans	Grading permits
67. Satisfy U.S. Army Corps of Engineers and California Dept. of Fish and Game regulations, as needed, for modifications to natural drainages and wetlands. (Address in subsequent reviews)	Monitoring: Planning/Public Works Depts. review of grading permits	Grading permits
68. Provide a mechanism to preserve the natural open space areas in perpetuity. (SP-CHAPTER III)	Monitoring: Planning Dept. review of discretionary permits	Discretionary permit conditions of approval
69. Incorporate provisions for a cowbird trapping program, to be implemented on an on-going basis. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval
70. Develop and implement a golf course management plan to minimize grading and turfed areas, enhance wildlife habitat values, control runoff of pesticides and fertilizers, control pests and properly use fertilizers, herbicides and pesticides. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval
AESTHETICS		

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
71. Hillside grading shall conform with adopted City policies.	Monitoring: Planning Dept. review of grading plans	Grading permits
72. Landscape design shall emphasize the use of natives and drought tolerant vegetation on manufactured slopes.(SP-CHAPTER III)	Monitoring: Planning Dept. review of landscape plans	Building permits
73. The applicant shall prepare and grade the site consistently with a contoured grading plan that is reviewed and approved by the City of Riverside.(SP-CHAPTER III)	Monitoring: Planning Dept. review of grading plans	Grading permits
74. Design guidelines shall be established that stipulate landscape plans, architectural style and form, code restrictions and other elements as necessary. The purpose of this measure is to develop realistic and implementable standards that would establish and protect the planning area's identity and character. In addition, these standards would serve to minimize the visual impact of the project for off-site viewers and limit potential view blocking impacts.(SP-CHAPTER III)	Monitoring: Planning Dept. review of grading and landscaping plans	Grading/Building permits
CULTURAL RESOURCES		
75. Conduct an archaeological and historical resources survey on those portions of the site considered during the previous 1976 survey. This shall include detailed mapping, recording and Phase II (limited surface and subsurface collection) testing and evaluation of site significance at each of the six previously recorded cultural resources. Following completion of these procedures, implement final disposition of each of these resources, as recommended by the consulting archaeologist, under the direction of the City Planning Department.(Address in subsequent reviews)	Monitoring: Planning Dept. to review archaeological/historical reports, supervise final disposition efforts that may be required	Discretionary permit conditions of approval
76. Conduct a Phase II archaeological test excavation and evaluation of site significance at recorded archaeological sites CA-RIV-4762, -4765 and -4766, prior to any grading activity in those areas. Following completion of the Phase II investigations, implement final treatment and disposition of these resources, as recommended by the consulting archaeologist, under the direction of the City Planning Department. (Address in subsequent reviews)	Monitoring: Planning Dept. to review Phase II report and supervise final disposition efforts, if required	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
77. During initial tilling and grubbing efforts in the archaeologically sensitive alluvial area of the site, a qualified archaeologist shall be present to monitor the grading activity to identify cultural resources that may be present.(Address in subsequent reviews)	Monitoring: Planning Dept. review of grading plans	Grading permits
HYDROLOGY		
78. Storm drain plans shall incorporate or otherwise be consistent with the storm drainage policies of the General Plan (Policies SD 1.1 through SD 1.8 of the Growth Management Element) (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain plans	Approved storm drain plans
79. Storm drainage systems shall take into consideration issues related to the Santa Ana River, including, but not limited to: water quality, protection of sensitive plants and wildlife, compatibility with the Santa Ana River Regional park, compatibility with recreational trails and County Flood Control District standards.(SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain plans	Approved storm drain plans
80. Storm drainage methods will include a combination of drainage controls, including lined and unlined open channels, buried drain pipes, earthen swales, detention basins, etc., based upon efficient engineering criteria and a sensitivity toward preserving and enhancing natural landscape values. Best Management Practices shall be employed, as recommended by the City of Riverside, to implement the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit.(SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain and grading plans	Approved storm drain plans/grading permits
81. Construction activities shall comply with the provisions of a NPDES Construction Permit and any other City-adopted standards and procedures for interim erosion control.(SP-CHAPTER IV)	Monitoring: Public Works Dept. review of grading plans	Grading permits
82. Use mulch throughout landscaped public areas to improve water-bearing capacity of soils.(Address in subsequent reviews)	Monitoring: Parks and Recreation Dept. review of public landscape plans	Approved improvement plans

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
83. Install water efficient irrigation systems, pursuant to the City's adopted Water Efficient Landscaping and Irrigation Ordinance.(SP-CHAPTER III)	Monitoring: Parks and Recreation Dept. review of public landscape plans	Approved improvement plans.
84. Use of pervious paving materials are encouraged, wherever feasible, to reduce surface water runoff and aid in groundwater recharge.(SP-CHAPTER III)	Voluntary	Consider during landscape and site development planning
85. Design graded slopes to minimize surface water runoff.(SP-CHAPTER III)	Monitoring: Public Works Dept. review of grading plans	Grading permits
86. Incorporate on-site storm water retention basins into the drainage system, to reduce peak discharges to the Santa Ana River. Consider designing these areas to facilitate multiple uses.(SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drainage plans	Grading permits/storm drain plans
87. Incorporate a system of sand filters and vegetated settling ponds into the storm drainage systems that would permit the monitoring and control of pesticides, herbicides and fertilizers in site runoff.(SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP design/conditions of approval
88. Aerial spraying of chemical pest management or fertilizer agents is prohibited.(SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval